

## Commission on Chicago Landmarks

### **CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT FOR 2010**

The Commission on Chicago Landmarks (the “Commission”), whose members are appointed by the Mayor and the City Council, was established in 1968 by City ordinance. The Commission is responsible for recommending to the City Council which areas, districts, places, buildings, structures, works of art, and other similar objects within the City of Chicago should be designated as Chicago Landmarks, which protects them by law.

As part of the City’s 2011 budget, a departmental reorganization was proposed which included the merger of the Department of Zoning and Land Use Planning (which includes the Historic Preservation Division that staffs the Commission) and the Department of Community Development. Adopted by City Council in November 2010, and effective January 1, 2011, a new **Department of Housing and Economic Development (HED)** was created. The Historic Preservation Division will continue to staff the Commission on Chicago Landmarks and is part of the new department. The Acting HED Commissioner is Andrew J. Mooney.

As part of the reorganization, the Chicago Landmarks Ordinance was amended to reduce the Commission membership from ten to nine members to reflect this new department organization, with the ninth member being the HED Commissioner (or his or her designee) as an ex-officio member.

This annual report has been prepared in fulfillment of the City of Chicago’s annual reporting requirement under the National Park Services’s Certified Local Government Program established under the National Historic Preservation Act. The City of Chicago has been a “Certified Local Government” since 1985.

#### **1. CHICAGO LANDMARK DESIGNATION**

The landmark designation process is initiated with a preliminary vote by the Commission. This vote not only initiates the formal designation process, but places the review of permits for the proposed landmark under the jurisdiction of the Commission until a final action by the Commission or the City Council.

In 2010, twenty-five proposed designations were considered by the Commission, with 12 landmark designations approved by the City Council and the remainder within the consideration process as of December 31, 2010. The twelve designations were: four properties associated with the Chicago Black Renaissance Literary movement of the 1930s to 1950s (a Chicago public library and the homes of nationally-prominent writers Gwendolyn Brooks, Lorraine Hansberry, and Richard Wright); a residence designed by Solon S. Beman in the Chateausque architectural style that once was the home of the Quincy Club, an African-American social club for railroad workers and their families, and later the home of Dr. Margaret and Charles Burroughs, who started the DuSable Museum of African-American History in the building; two visually-exotic terra-cotta clad apartment hotel buildings; a grandly-scaled Classical Revival-style high school building; the studio of architectural photographer and pioneering Chicago preservationist, Richard Nickel; the Germania Club, a distinctive urban club building created by a prominent German musical society; a stately Classical Revival-style building designed by Solon S. Beman as the first branch library of the Chicago Public Library; and a significant downtown Classical Revival-style skyscraper clad with finely-crafted terra cotta.

As of December 31, 2010, the Commission's final landmark recommendation for the Spiegel Administration Building, a significant Art Moderne-style industrial office building, was pending introduction and final action by the City Council. Twelve proposed designations remain in process: two grandly-scaled neighborhood bank buildings, a finely-designed automobile showroom building, and eight Brewery-Tied Houses and one associated Stable Building that were all built by the Milwaukee-based Schlitz Brewing Company from 1898 to 1906.

The Commission's Program Committee held two meetings in 2010 to receive suggestions from the public for possible future Chicago Landmark designations. These suggestions were forwarded to the then-Department of Zoning and Land Use Planning for further review and consideration.

***Twelve Landmarks Designated by City Council (date of designation is in parentheses)***

- **George Cleveland Hall Branch Library**, 4801 S. Michigan Av., (2/10/10) - 3<sup>rd</sup> Ward
- **Richard Wright House**, 4831 S. Vincennes Av., (2/10/10) - 3<sup>rd</sup> Ward
- **Gwendolyn Brooks House**, 7428 S. Evans Av., (2/10/10) - 6<sup>th</sup> Ward
- **Lorraine Hansberry House**, 6140 S. Rhodes Av., (2/10/10) - 20<sup>th</sup> Ward
- **Griffiths-Burroughs House**, 3806 S. Michigan Av., (2/10/10) - 3<sup>rd</sup> Ward
- **Union Park Hotel**, 1519 W. Warren Bl., (6/09/10) - 27<sup>th</sup> Ward
- **Lindblom Technical High School**, 6130 S. Wolcott Av., (6/09/10) - 15<sup>th</sup> Ward
- **Richard Nickel Studio**, 1810 W. Cortland St., (6/09/10) - 32<sup>nd</sup> Ward
- **Shoreland Hotel**, 5454 South Shore Dr., (9/08/10) - 5<sup>th</sup> Ward
- **Germania Club Building**, 100-14 W. Germania Pl./1538-42 N. Clark St., (12/08/10) - 42<sup>nd</sup> Ward
- **Blackstone Library**, 4904 S. Lake Park Av., (12/08/10) - 4<sup>th</sup> Ward
- **Old Republic Building**, 307 N. Michigan Av., (12/08/10) - 42<sup>nd</sup> Ward

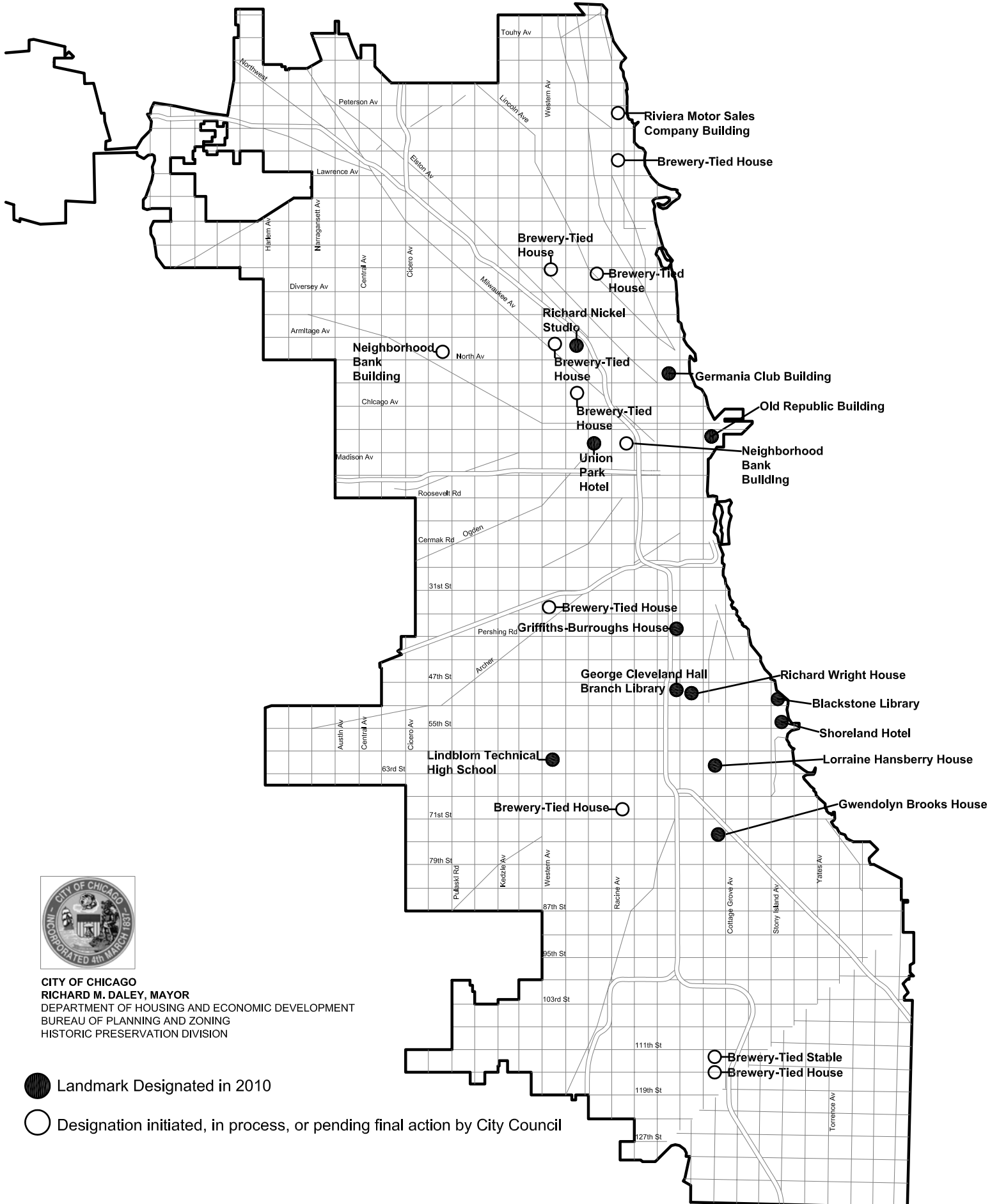
***One Final Recommendation Pending Final Action by the City Council (date the Commission issued its final recommendation is in parentheses)***

- **Spiegel Administration Building**, 1038 W. 35th St., (11/04/10) - 11<sup>th</sup> Ward

***Twelve Preliminary Recommendations Initiated and/or Remaining In Process (date report was submitted to the Commission is in parentheses)***

- **Neighborhood Bank Buildings (2)**, including:
  - Mid-City Trust and Savings Bank Building, 2 S. Halsted St., (09/06/07) - 27<sup>th</sup> Ward
  - Pioneer Trust and Savings Bank, 4000 W. North Av., (09/06/07) - 30<sup>th</sup> Ward
- **Riveria Motor Sales Company Building**, 5948 N. Broadway, (6/03/10) - 48<sup>th</sup> Ward
- **Brewery-Tied Houses (9)**, including:
  - 1801 W. Division St., (10/07/10) - 1<sup>st</sup> Ward
  - 11400 S. Front Av., (10/07/10) - 9<sup>th</sup> Ward
  - 3456 S. Western Av., (10/07/10) - 12<sup>th</sup> Ward
  - 958 W. 69th St., (10/07/10) - 17<sup>th</sup> Ward
  - 2159 W. Belmont Av., (10/07/10) - 32<sup>nd</sup> Ward
  - 1944 N. Oakley Av., (10/07/10) - 32<sup>nd</sup> Ward
  - 3159 N. Southport Av., (10/07/10) - 32<sup>nd</sup> Ward
  - 5120 N. Broadway (later Winona Gardens), (10/07/10) - 46<sup>th</sup> Ward
  - (Former) Schlitz Stable, 11314 S. Front Av., (10/07/10) - 9<sup>th</sup> Ward

# Chicago Landmark Designations in 2010



**CITY OF CHICAGO**  
**RICHARD M. DALEY, MAYOR**  
 DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
 BUREAU OF PLANNING AND ZONING  
 HISTORIC PRESERVATION DIVISION

## Chicago Landmarks Designated in 2010

### Four Properties Associated with the Chicago Black Renaissance Literary Movement

**George Cleveland Hall Branch Library,  
4801 S. Michigan Avenue**



**Gwendolyn Brooks House  
7428 S. Evans Avenue**



**Lorraine Hansberry House  
6140 S. Rhodes Avenue**



**Richard Wright House  
4831 S. Vincennes Avenue**



## Chicago Landmarks Designated in 2010



**Union Park Hotel**  
**1519 W. Warren Boulevard**



**Lindblom Technical High School**  
**6130 S. Wolcott Avenue**



**Griffiths-Burroughs House**  
**3806 S. Michigan Avenue**



**Richard Nickel Studio**  
**1810 W. Cortland Avenue**



## Chicago Landmarks Designated in 2010



**Shoreland Hotel**  
5454 South Shore Drive



**Germania Club Building**  
100 W. Germania Place/1538 N. Clark St.



**Blackstone Library**  
4904 S. Lake Park Avenue

**Old Republic Building**  
307 N. Michigan Avenue



## 2. PERMIT REVIEW FOR CHICAGO LANDMARKS

Upon a preliminary landmark recommendation initiating the consideration process, and continuing until a final action by the Commission or the City Council, the Commission reviews permit applications for work on proposed and designated landmark properties. Approval by the Commission must be secured as part of the processing and issuance of permits by other City departments. The Commission urges applicants to discuss proposed changes prior to seeking permits, and often reviews proposals on a preliminary “pre-permit” basis.

The Permit Review Committee, comprised of five Commission members (currently two architects, one landscape architect, one historian, and one real estate professional) reviews applications typically pre-permit for major projects such as new infill construction, major additions/alterations, and demolitions, as well as decides design policy issues. Historic Preservation Division staff reviews all other applications on behalf of the Commission.

In 2010, the Commission reviewed 1,739 permit applications and performed 1,960 reviews in total:

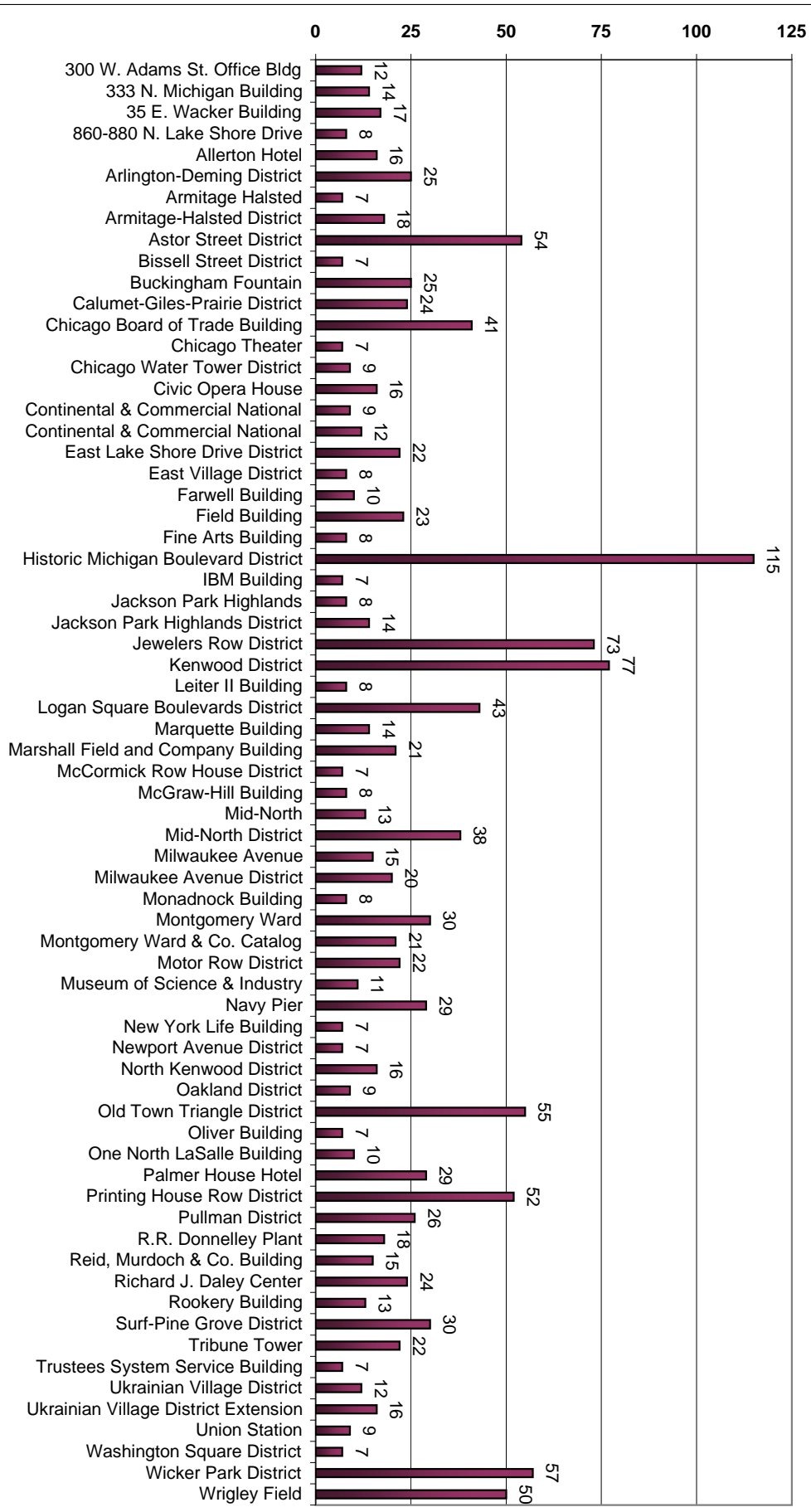
- The number of permits reviewed in 2010 was 126 less than in 2009.
- 90% of reviews were performed the same day, 95% in one business day, and 100% within fourteen days.
- No permit applications were denied.
- The Permit Review Committee reviewed 42 projects in 2010, compared to 57 projects reviewed in both 2009 and 2008.

### 2010 Permit Applications Permit Review “Turn-Around” Times

Review Time for Complete Applications	Number of Reviews	Percentage of Total	Cumulative Total
Same day	1,758	90%	90%
In 1 day	109	5.6%	95%
In 2 days	39	2%	97%
In 3-14 days	54	2.8%	100%
In 15+ days	0	0%	100%
Denied	0	0%	0%
<b>TOTAL</b>	<b>1,960</b>		

Note: By Ordinance, the Commission must complete its review within 15 days of the date of receipt of a permit application. An applicant can waive the 15-day review time in order to revise their proposal or go before the Permit Review Committee.

## Total Number of Approvals by District/Landmark (for seven or more permits approved in 2010 calendar year)



### **3. CHICAGO HISTORIC RESOURCES SURVEY**

Conducted from 1983-95, and published in 1996, the Chicago Historic Resources Survey (CHRS) undertaken by the City identified more than 17,000 properties throughout the city considered to have some potential architectural and historical importance. This information is available at City libraries and research institutions, as well as on the Chicago Landmarks website. The two-highest survey ratings (“red” and “orange”) are also mapped as a GIS layer on the city’s online Zoning Map.

The original citywide CHRS evaluated only properties built before 1940. In 2010, Historic Preservation Division staff began preliminary work on an update of the CHRS focusing on “Recent Past” resources built after 1940. This “Recent Past Survey” will augment the original survey with an inventory of potentially significant properties built from 1940 to 1976. The survey update is targeted to be completed by 2012.

#### **Demolition-Delay Ordinance**

On January 16, 2003, the City Council passed an amendment to the Chicago Building Code to establish a delay of up to 90 days for the issuance of any demolition permits for certain historically significant buildings identified in the Chicago Historic Resources Survey (those rated as “red” or “orange”). The delay allows the Department to explore options, as appropriate, to preserve the structures, including possible landmark designation.

In 2010, some 600 applications were reviewed, with a total of 24 permit applications involving partial or full demolition triggering review by the Department of Zoning and Land Use Planning under the provisions of the Demolition-Delay Ordinance (23 applications were reviewed in 2009). Three of the reviewed applications (2829 W. Arthington, 1322 S. Independence and 8952 S. Commercial) were in response to court-ordered demolitions as the result of fires and unsafe conditions; and two (4545 W. Cermak and 5727 S. University) were for rebuilding portions of the buildings, one due to a fire and the other unsafe structural conditions. Demolition permits for two large institutional buildings were also submitted due to dangerous and hazardous conditions: the Hebrew Theological College and Library (1319-1935 S. St. Louis/3448-58 W. Douglas) and the main building at Michael Reese Hospital (2839 S. Ellis). A demolition permit application was submitted for Doctors Hospital (5800 S. Stony Island) as part of the construction of a new school for the University of Chicago Laboratory School, however, the permit was not issued as of December 31, 2010.

One demolition application was reviewed pursuant to a redevelopment agreement (RDA) between the City of Chicago and St. Boniface Senior Living LLC for St. Boniface Church Building. The rectory (921 N. Noble) was demolished but portions of the church will be salvaged and reused as part of a new senior housing redevelopment. An application previously filed for the demolition of the entire church was withdrawn following this agreement. The façade and chapels of St. John of God Church (1254 W. 52<sup>nd</sup> St.) were dismantled for reconstruction as part of a new church building in Lake County under a separate demolition permit application.

With the cooperation of the owner, one application for demolition was delayed an additional 90 days (for a total of 180 days) in order to advertise the availability of a small, 1870’s cottage (3238 S. Indiana) for relocation and rehabilitation. No responsive proposals were received (and the application was released in early 2011). There were also three applications for partial demolition as part of rear additions or other expansions: 353 W. Belden, 1703 E. 53<sup>rd</sup> St., and 4307 N. Hermitage. 353 W. Belden and 4307 N. Hermitage remain under review, with the 90-day period continuing into 2011.

#### **4. ECONOMIC INCENTIVES FOR LANDMARKS**

The City of Chicago promotes the use of local, state and federal preservation incentives, as well as other available city development incentives (e.g. Tax Increment Financing (TIF), facade rebate program, etc.), to assist in the preservation of the City's landmark buildings and other historic properties.

##### ***Class L Property Tax Incentive***

A special property tax assessment classification for landmark rehabilitation was developed by the City of Chicago and the Cook County Assessors' Office and approved by the Cook County Board in 1998. The Class 'L' incentive reduces the tax assessment level for locally-designated landmark commercial and industrial buildings over a twelve-year period, provided their owners invest at least half of the building's value in an approved rehabilitation program. The Class L incentive was expanded in 2002 to include buildings used for multi-family rental (7 units or more) and certain not-for-profit-owned income-producing properties. Individually designated buildings and contributing buildings in landmark districts are both eligible for the Class L incentive.

In 2010, the Commission on Chicago Landmarks recommended to the City Council approval of Class-L incentive applications for the rehabilitation of the Bryan Lathrop House, the Old Republic Building, the Brooks Building, and the Spiegel Administration Building. The City Council approved the applications for the Bryan Lathrop House, a private non-profit social club, and the Old Republic Building, a 23-story office building. The application for the Brooks Building, a 12-story office building, was submitted to the City Council for its consideration in January 2011 and remains under review. The application for the Spiegel Administration Building is anticipated be submitted to the City Council for consideration in the first quarter of 2011.

At the completion of a Class L project, the Commission reviews the project and issues a final certification that the project has met the program requirements and preservation standards in order for the Class L incentive to take effect. The Commission approved a final Class L certification in 2010 for the \$43 million conversion and rehabilitation of the Reid-Murdoch and Company Building into commercial and retail offices; and for the \$6 million rehabilitation of the 300 W. Adams Street Office Building.

##### ***Permit Fee Waiver***

On February 26, 1997, the City Council passed legislation to enable owners of landmark properties to apply to receive a waiver of Chicago building permits fees. Twenty aldermanic permit fee waivers were approved for landmark properties in 2010.

##### ***Other Projects***

Some other notable City-assisted (e.g., TIF, housing funds, facade rebate, etc.) rehabilitation and restoration projects involving landmarks, completed or nearing completion in 2010, include: the adaptive reuse and rehabilitation of the vacant Lindemann and Hoverson Showroom and Warehouse into rental apartments; the restoration of the Budd-Britton Apartments (Surf-Pine Grove District), a senior housing project; the restoration of the cast-iron base and storefronts (part of the \$190 million rehabilitation project) of the Carson Pirie Scott & Company Building; the restoration of the Michigan Avenue Bridge, including replacement of the bridge railings based on the historic design; the ongoing adaptive reuse and rehabilitation of the six-story commercial building at 2800 N. Milwaukee Avenue (Milwaukee-Diversey-Kimball District); the Civic Opera House storefront restoration; the conversion and rehabilitation of the Steuben Club Building at 188 W. Randolph into rental apartments; and the restoration of a historic c. 1930 White Castle restaurant building (Motor Row District).



### ***Adopt-a-Landmark Floor Area Bonus***

A change in the Chicago Zoning Code in the mid-1990s created an “adopt-a-landmark” floor area bonus for downtown development projects. To qualify, a new development “adopts” a Chicago Landmark by providing funds for a substantial renovation project. The Zoning Code sets the maximum amount of floor area bonus available to the developer as well as the minimum required financial contribution to qualify. In addition, the property owner of the landmark building must enter into an agreement with the City of Chicago and the Commission regarding the use of the bonus.

The Commission must determine the eligibility of the landmark building for the adopt-a-landmark bonus. In addition, the Commission approves the scope and budget of the restoration project to ensure that it is consistent with landmark guidelines, exceeds normal maintenance work, and involves substantial interior or exterior renovation work that is visible or otherwise open to the public.

In 2010, the final certification of work completed on the Scottish Rite Cathedral, 929 N. Dearborn St. (Washington Square District), as part of an adopt-a-landmark floor area bonus, was reviewed and approved by the Commission.

## **5. NATIONAL REGISTER NOMINATIONS**

During 2010, the Commission reviewed seventeen Chicago nominations to the National Register of Historic Places:

- **Union Park Hotel**, 1519 W. Warren Bl. - 27<sup>th</sup> Ward
- **West Argyle Historic District**, roughly bounded by N. Sheridan Rd., W. Ainslie St., N. Broadway, and W. Winona St. - 46<sup>th</sup> and 48<sup>th</sup> Wards
- **K-Town Historic District**, bounded by W. Cullerton St., S. Pulaski Rd., W. Cermak Rd., and S. Kostner Av. - 24<sup>th</sup> Ward
- **Anton Cermak House**, 2348 S. Millard Av. - 22<sup>nd</sup> Ward
- **Carl Schurz High School**, 3601 N. Milwaukee Av. - 38<sup>th</sup> Ward
- **Chicago Sanitary and Ship Canal Historic District**, Turning Basin just east of Ashland Av., where the South Branch of the Chicago River, the Canal, and “Bubbly” Creek meet, to southwest suburb of Lockport, Illinois, and **(Amended) Illinois Waterway Navigation System Facilities Multiple Property Documentation** - 11<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 22<sup>nd</sup> and 25<sup>th</sup> Wards
- **Julia C. Lathrop Homes**, roughly bounded by N. Leavitt Av., N. Clybourn Av., N. Damen Av., and the Chicago River - 1<sup>st</sup> Ward
- **Roger Brown Home and Studio**, 1926 N. Halsted St. - 43<sup>rd</sup> Ward
- **Terra Cotta Commerical Buildings in Chatham-Greater Grand Crossing Multiple Property Documentation Form**, individual nominations associated with the MPD:
  - E. 75<sup>th</sup> St. and S. Cottage Grove Av. Historic District - 6<sup>th</sup> Ward
  - E. 79<sup>th</sup> St. and S. Cottage Grove Av. Historic District - 6<sup>th</sup> and 8<sup>th</sup> Wards
  - Champlain Building, 635-637 E. 79<sup>th</sup> St./7901-11 S. Champlain - 6<sup>th</sup> Ward
  - 7600-04 S. Cottage Grove Av./749-761 E. 76<sup>th</sup> St. - 6<sup>th</sup> Ward
  - O’Hanley Building, 7701-05 S. Cottage Grove Av./801-811 E. 77<sup>th</sup> St. - 6<sup>th</sup> Ward
  - 8000-08 S. Cottage Grove Av./743-757 E. 80<sup>th</sup> St. - 6<sup>th</sup> Ward
  - 8030 S. Cottage Grove Av. - 6<sup>th</sup> Ward
  - 932-944 E. 79<sup>th</sup> St./7853-59 S. Ingleside - 8<sup>th</sup> Ward

These nominations were reviewed at the February, June, September, and December meetings of the Commission's Program Committee. The full Commission subsequently voted to recommend National Register listing for all of the nominations.

As of December 31, 2010, three of the seventeen recommended nominations were listed by the Keeper of the National Register. The remaining nominations are awaiting final action by the Keeper. The Union Park Hotel and the Terra Cotta Commercial Buildings in Chatham-Greater Grand Crossing Multiple Property Listing (8 nominations plus the MPD nomination) were nominated by the Department of Zoning and Land Use Planning.

With grant assistance from the Illinois Historic Preservation Agency through the Historic Preservation Fund (HPF), the city created a database of properties listed on the National Register of Historic Places or designated as National Historic Landmarks, which is now available as a mapped GIS layer on the city's online Zoning Map.

The City has initiated the preparation of a nomination of Chicago's entire historic park boulevard system for listing on the National Register of Historic Places. The city's original boulevard system, conceived in 1869-70 and constructed over subsequent decades, is comprised of 21 separate boulevard segments, six squares and seven inland parks. It remains one of the nation's earliest, largest and most significant boulevard systems. Along with the boulevard rights-of-way, squares and parks, the nomination is proposed to include contributing historic buildings and properties that line the park boulevard system. The resulting nomination will recognize the historic significance of Chicago's park boulevard system and make available federal and state tax incentives for the rehabilitation of historic buildings that contribute to the historic significance of the boulevard system. Submission of the nomination is anticipated in 2011 following community meetings.

## **6. MONITORING AND ENFORCEMENT**

At the close of 2010, the Historic Preservation Division staff was continuing to monitor approximately 60 active court cases brought by the City of Chicago against owners of Chicago Landmarks and other historic properties for violations of the City's building and other codes. Other violations have been addressed through the building and administrative code enforcement hearing process. Historic Preservation staff is also working closely with the City's Troubled Buildings and Fast-Track Demolition bureaus to identify buildings listed in the Chicago Historic Resources Survey and to propose possible alternatives to demolition.

The amount of vacant and abandoned building stock within the city has dramatically increased in some neighborhoods as part of the current foreclosure crisis. Almost every landmark residential district also has one or more properties in foreclosure. The slow housing market has delayed the post-foreclosure sale of many of these properties, and the vacant buildings must be monitored through the building courts for maintenance and safety. The New Regal Theater and the Chicago Athletic Association (Historic Michigan Boulevard District) are the largest Chicago landmark buildings in foreclosure that Historic Preservation staff is actively monitoring and encouraging new ownership and use proposals.

## 7. PUBLIC OUTREACH AND OTHER ACTIVITIES

During the year the Historic Preservation Division staff assisted approximately 12,000 information requests, including questions on Chicago history and architecture, individual house history, permit review, the historic resources survey, economic incentives, technical assistance, and local and National Register designations. Extensive use by the public is also made of the Commission's website, library and photo collection. Historic Preservation Division staff answers inquiries by phone, e-mail, and in person.

In 2010, the highlights included:

- The Historic Preservation Division completed a database of National Register districts and individually-listed properties and National Historic Landmarks to be mapped on the city's online GIS mapping website. This new map layer is available and accessible to the public online; a \$4,000 Illinois Historic Preservation Fund (HPF) grant was awarded to the City in support of the new GIS database;
- The Chicago Landmarks map was updated, and 15,000 copies printed and distributed. The maps are distributed at the City's Cultural Center and tourism offices and through community organizations and landmarks advocacy associations; a \$9,700 Illinois Historic Preservation Fund (HPF) matching grant was awarded to the City to update the map;
- The Commission conducted its twelfth-annual "Preservation Excellence Awards," selected by the Commission's Permit Review Committee and intended to honor the outstanding rehabilitation efforts of building owners of Chicago Landmarks. Twenty-two projects, ranging from restoration to new construction to major rehabilitation, were recognized at a ceremony held on September 2, 2010, at the Claudia Cassidy Theater, Chicago Cultural Center, 78 E. Washington St. A list of the award recipients and detailed information of the honored projects is attached;
- Ninety bronze plaques and street signs marking designated Chicago Landmarks and Chicago Landmark Districts were installed throughout the city;
- Over the course of 2010, staff conducted its annual Landmark Districts Workshop (June 5, 2010) for community groups representing the city's landmark districts and attended informational meetings for property owners in the Pullman, Jackson Park Highlands, and Ukrainian Village Districts;
- Commission members and Historic Preservation Division staff attended several conferences and training sessions in 2010, including participating as speakers, panelists and moderators. These included:
  - American Planning Association, Upper Midwest Regional Conference in Chicago;
  - Annual Certified Local Government Training in Elgin, Illinois;
  - Certified Local Government, Historic Preservation Commissions Workshop, as part of the Traditional Building Conference in Chicago;
  - Chicagoland Masonry Expo in Addison, Illinois;
  - Historic Chicago Bungalow/Green Expo in Chicago;
  - Minnesota Statewide Preservation Conference in Winona, Minnesota;
  - National Preservation Conference in Austin, Texas; and
  - Preservation Action Spring meeting in Washington, D.C.
- Brian Goeken, Deputy Commissioner of Historic Preservation, is a member of the Board of Directors of the Preservation Action and the Preservation Action Foundation.

## 8. COMMISSION MEMBERS AND MEETINGS

Members of the Commission for 2010 were:

David Mosena, Chairman (resigned 7/21/10)  
Rafael M. Leon, Chairman (confirmed 9/8/10, designated Chairman 9/9/10)  
John Baird, Secretary (reappointed 7/29/09)  
Phyllis Ellin (reappointed 7/29/09)  
Yvette M. LeGrand (appointed 7/29/09)  
Chris Raguso, Acting Commissioner, Department of Community Development (until 11/31/10)  
Dr. Christopher Reed (reappointed 7/29/09)  
Patricia A. Scudiero, Commissioner, Department of Zoning and Land Use Planning  
Edward Torrez (reappointed 7/29/09)  
Ben Weese (reappointed 7/29/09)  
Ernest Wong (reappointed 7/29/09)

The Commission customarily meets the first Thursday of every month. For the December 2<sup>nd</sup> meeting, Michael Jasso, First Deputy Commissioner of the Department of Community Development (DCD), attended as designate of DCD. For the August 5<sup>th</sup> and October 7<sup>th</sup> meetings, Amy Degnan-Gempeler, First Deputy Commissioner of the then-Department of Zoning and Land Use Planning, represented Commissioner Patricia Scudiero in her absence. On September 8, 2010, the Chicago City Council approved the appointment of Rafael M. Leon to the Commission to fill the vacancy left by David Mosena. In a letter dated September 9, 2010, Mayor Richard M. Daley designated Mr. Leon the Chairman of the Commission. The resume of Rafael Leon is enclosed.

The list of meeting attendance follows:

January 7: Ellin, LeGrand, Raguso, Reed, Scudiero, Torrez, Weese, Wong  
February 4: Ellin, LeGrand, Raguso, Reed, Weese, Wong  
March 4: Meeting Cancelled  
April 1: Mosena, Baird, Ellin, LeGrand, Reed, Scudiero, Torrez, Weese, Wong  
May 6: Mosena, Baird, Ellin, LeGrand, Raguso, Reed, Scudiero, Torrez, Weese, Wong  
June 3: Mosena, Baird, Ellin, LeGrand, Reed, Scudiero, Torrez, Weese, Wong  
July 1: Mosena, Baird, Ellin, Raguso, Reed, Scudiero, Torrez, Wong  
August 5: Baird, Degnan-Gempeler, Ellin, LeGrand, Raguso, Reed, Torrez, Weese, Wong  
September 2: Baird, Ellin, LeGrand, Reed, Scudiero, Torrez, Weese, Wong  
October 7: Baird, Degnan-Gempeler, Ellin, Raguso, Reed, Torrez, Weese, Wong  
November 4: Leon, Baird, Ellin, LeGrand, Raguso, Reed, Scudiero, Weese, Wong  
December 2: Leon, Ellin, Jasso, Reed, Scudiero, Torrez, Weese

In 2010, the Commission operated with the following committees:

- *Program Committee* (Chair: Ellin): The Commission's Program Committee reviews public suggestions generally two times a year and forwards them to the Department of Zoning and Land Use Planning for further review and consideration; and also reviews nominations to the National Register of Historic Places as part of the City's Certified Local Government responsibilities. Meets as needed.
- *Permit Review Committee* (Chair: Weese): Reviews permit applications for proposed work on designated and proposed landmark buildings to assure compliance with preservation standards. Meets monthly.

## **9. PRESERVATION ENVIRONMENTAL CLEARANCES FOR SECTION-106 REVIEW**

The Historic Preservation Division reviewed 514 projects pursuant to the Section-106 review process and the City's status as a Certified Local Government. The division also coordinated with the City's Department of Environment, other City departments, and the Illinois Historic Preservation Agency on City projects triggering Federal Section-106 and State Section-107 reviews.

In fulfillment of the Section-106 review process, the City and the Illinois Historic Preservation Agency entered into agreements for two City programs funded through the Community Development Block Grant (CDBG) program of the Department of Housing and Urban Development (HUD); and the Neighborhood Stabilization Program funded through the Housing and Economic Development Recovery Act of 2008 (aka, Stimulus funds). Both agreements established conditions and stipulations to streamline the Section-106 review of undertakings in these two programs. In the course of 2010, review times were reduced from 30-60 days to 2-3 days for 95% of project.

## **10. RELATED ACTIVITIES**

Historic Preservation Division staff also provided technical assistance to Department of Zoning and Land Use Planning staff as well as to other City departments and agencies in the review of projects involving historic buildings in 2010. Some of these projects included:

- Cermak Road Creative Industries
- 5727 S. University Avenue
- Roosevelt University Academic Center, 425 S. Wabash Avenue
- Shoreland Hotel, 5454 South Shore Drive
- Thomas Jefferson Pumping Station, 2230-50 W. Eastwood Avenue
- Town Hall Police Station, 3600 N. Halsted Street
- Walton on the Park, 2 W. Delaware Place
- Washington Block, 215 W. Washington Street

Respectfully Submitted,



Rafael M. Leon, Chairman  
Commission on Chicago Landmarks





**Permit Fee Waiver Applications Approved in 2010**  
**Total Count: 20**

<u>Project Address</u>	<u>Landmark/District Name</u>	<u>Ward</u>
1940 W. Thomas	East Village	1st Ward
840-842 N. Wolcott	East Village	1st Ward
1937 W. Thomas	East Village	1st Ward
2045 W. Evergreen	Wicker Park	1st Ward
1537 W. Jackson	Jackson Boulevard	2nd Ward
47 E. Cermak	Motor Row	2nd Ward
11347 S. Forrestville	Pullman	9th Ward
11339 S. Champlain	Pullman	9th Ward
11246 S. St. Lawrence	Pullman	9th Ward
11338 S. St. Lawrence	Pullman	9th Ward
11336 S. St. Lawrence	Pullman	9th Ward
11247 S. Forrestville	Pullman	9th Ward
1507 N. Leavitt	Wicker Park	32nd Ward
3024 W. Logan Blvd.	Logan Square	35th Ward
3252 W. Victoria	Dr. Philip Weintraub House	40th Ward
229 W. Menomonee	Old Town Triangle	43rd Ward
218 W. Menomonee	Old Town Triangle	43rd Ward
166 W. Eugenie	Old Town Triangle	43rd Ward
525 W. Grant	Mid North	43rd Ward
550 & 559 W. Surf	Surf-Pine Grove	44th Ward

## 2010 Preservation Excellence Awards – Project Descriptions

On Leong Merchants Association Building  
2212-2220 South Wentworth  
Exterior Restoration

4552 North Dover  
Dover Street District  
Exterior and Interior Rehabilitation

1444 North Astor  
Astor Street District  
Exterior and Interior Restoration

Britton Budd Apartments – 501 West Surf  
Surf-Pine Grove District  
Exterior and Interior Rehabilitation

934 West Armitage  
Armitage-Halsted District  
Exterior Restoration

1332 East Madison Park  
Kenwood District  
Exterior Rehabilitation

935 West Armitage  
Armitage-Halsted District  
Exterior Restoration

Partners for Sacred Places  
Public Outreach

Printers Row Park  
Printing House Row District  
New Infill Park

Clarence Buckingham Memorial Fountain and Gardens  
New Paving and Landscaping

Lindemann & Hoverson Company Showroom and  
Warehouse Building  
2620 West Washington  
Adaptive Reuse/Exterior and Interior Rehabilitation

860-880 North Lake Shore Drive  
Ground-Floor Restoration and Plaza Reconstruction

10712-10714 South Champlain  
Pullman District  
Exterior and Interior Rehabilitation

Reid Murdoch & Co. Building  
320 North Clark  
Exterior and Interior Rehabilitation

11217 South Saint-Lawrence  
Pullman District  
Exterior Restoration

999 North Lake Shore Drive  
East Lake Shore Drive District  
Stewardship

99<sup>th</sup> Street Metra Station  
Beverly-Morgan Railroad Stations District  
Exterior and Interior Rehabilitation

24 South Michigan  
Gage Group  
Exterior Rehabilitation

Palmer Square Playground  
Logan Square Boulevard District

Carson Pirie Scott & Company Building  
1 South State  
Cast-Iron Restoration and New Storefronts

1472 North Milwaukee  
Milwaukee Avenue District  
Storefront Rehabilitation

Michigan Avenue Bridge and Wacker Drive Esplanade  
Bridge Restoration and Landscape Improvements

# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### On Leong Merchants Association Building 2212-2220 South Wentworth Exterior Restoration

*Recipient: Chinese Christian Union Church/Pui Tak Center*

Located in the heart of Chicago's Chinatown on the Near South Side, the On Leong Merchants Association Building was built in 1926 and designed by the firm of Michaelsen & Rognstad. The building originally housed various meeting halls, a school, a shrine, and offices; it is now used as a community center. The design was derived from the architecture of the Kwangtung district of China, the ancestral region of many of Chinatown's early residents. The building was the winner of the 2007 Chicagoland Partners in Preservation Program sponsored by the American Express Foundation and the National Trust for Historic Preservation. As the first-place winner in voting conducted on the internet, the building was awarded the full grant request of \$110,000. The owners repaired and replaced broken or missing pieces of the elaborate terra-cotta cladding, much of which is multi-colored and highly ornamental. The work also included rebuilding masonry parapets, brick repair, roof replacement, and masonry tuckpointing. The On Leong Merchants Association Building was designated as a Chicago Landmark on December 1, 1993.



**HISTORIC C. 1928**

*Courtesy of Northwest Architectural Archives  
University of Minnesota Library*



**AFTER**

*Courtesy of WJE*



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and Land Use Planning  
Patricia A. Scudiero, Commissioner



# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 1444 North Astor Astor Street District Exterior and Interior Restoration

*Recipients: Randa & Gregory Dumanian*

Situated in the Near North Side of the city, the Astor Street District reflects the fashionable architectural styles built by Chicago's wealthy families over a period of more than 60 years. This town house residence was built in 1929 and designed by noted architects Holabird and Root in the Art-Deco style. When the current owners purchased the property twelve years ago, the building had been converted into smaller apartments, and the façade was significantly deteriorated. The exterior work included repair and replacement of the stone, originally quarried in France; reconstructing the structurally-failing bay window; and restoring the steel-and-lead-glass casement windows. The multiple layers of paint on the bay's metal exterior were carefully stripped, and the intricate detailing derived from palms, ferns, and plants are now once again evident. Extensive interior work was also undertaken. The Astor Street District was designated as a Chicago Landmark on April 18, 1985.



**BEFORE**

*Courtesy of Barbara Crane*



**DETERIORATED STEEL WINDOW**



**AFTER**



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Patricia A. Scudiero, Commissioner

# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 934 West Armitage Armitage-Halsted District Exterior Restoration

*Recipient: H. Douglas Shinnick & Rosalia Rebolgar*

The Armitage-Halsted District is a remarkably intact, late nineteenth- and early twentieth-century neighborhood commercial district. Centered on what was the intersection of two major streetcar lines, this transportation 'crossroads' exploded into a major neighborhood shopping area with the development of the elevated rapid transit system. The original detailing, cornice, and cladding of the three bay windows of this building had all been removed, and the dark siding that had been installed detracted from the building and the district at this prominent corner. The owner removed the non-historic siding on these bays and replaced it with new zinc-metal cladding; the design and details were based on bay windows typical of the building style and period, consistent with the character of the district. The Armitage-Halsted District was designated as a Chicago Landmark on February 5, 2003.



**BEFORE**

*Courtesy of Douglas Shinnick*



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 935 West Armitage Armitage-Halsted District Exterior Restoration

*Recipient: Sue Gin and New Management, Ltd.*

Located on the north side of the city, the Armitage-Halsted District is a unique historic neighborhood commercial street noted for its many bay windows and corner turrets with conical roofs. The buildings typically had commercial tenants on the ground-floor and residential apartments above. The architecture of the buildings in the district incorporates fine craftsmanship and detailing using high-quality materials. The owner of this mixed-use building replaced the deteriorated roofing with a new slate roof. Other work included masonry repair, cleaning, and tuckpointing. Along with 934 W. Armitage, these two projects demonstrate the dramatic visual change that can happen when two corner buildings are restored at the same time. The Armitage-Halsted District was designated as a Chicago Landmark on February 5, 2003.



**BEFORE**



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### Printers Row Park Printing House Row District New Infill Park

*Recipient: Chicago Park District*

The Printing House Row district in the South Loop was developed in the late 19th and early 20th centuries as an area of printing and publishing firms wanting to locate their facilities near the Dearborn Street railroad station. The area's unusual street pattern, comprised of long narrow blocks resulting in buildings that admitted plenty of natural light, was ideal for the engraving and typesetting businesses. Beginning in the 1960s, however, the printing companies began relocating elsewhere, and, in one of the nation's first efforts of its kind, the historic structures were rehabilitated for both commercial and residential uses. In 2008, the City of Chicago combined a small, mid-block pocket park and a surface parking lot and transferred the land to the Chicago Park District to create a larger public open space. The new infill park is paved with permeable pavers and includes new landscaping and stone benches marked with large-scale type face to denote the historical development of the area. An existing fountain was incorporated in the new design, and new light fixtures were provided. The park now provides a public amenity to serve residences and retail users of the area. The Printing House Row District was designated as a Chicago Landmark on May 9, 1996.



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### Lindemann & Hoverson Company Showroom and Warehouse Building 2620 West Washington Adaptive Reuse/Exterior and Interior Rehabilitation

*Recipient: LK Growth LLC/ 2620 Washington LLC*

This 6-story building was constructed in 1925 as a sales showroom and warehouse for the Lindemann & Hoverson Company, best known for selling ornate ly-designed stoves and appliances. Located in Chicago's East Garfield Park neighborhood, the building had been boarded up and vacant for many years when the current owner purchased the building. The owner undertook an extensive exterior and interior adaptive reuse project, including requesting Chicago Landmark designation in support of the project. The upper floors were converted into rental residential units, while the ground floor became commercial space and parking. The project was assisted through the Federal 20% Historic Rehabilitation Tax Credit program. The work included restoring the front entrance, new storefronts, new windows to match the historic industrial steel-sash windows, and terra-cotta and brick repair. Interior work included restoring the original showroom, clad with white terra-cotta tiles and ornamental plaster crown moldings. The owner has also applied for a Silver rating under the Leadership in Energy Efficient Design (LEED), and the project includes a vegetative 'green' roof. The Lindemann & Hoverson Company Showroom and Warehouse Building was designated as a Chicago Landmark on January 13, 2009.



**BEFORE**



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 10712-10714 South Champlain Pullman District Exterior and Interior Rehabilitation

*Recipient: Chicago Neighborhood Initiatives*

Famous for being the first planned industrial town in America, Pullman was built to provide modern, safe, and well-built housing for employees of the Pullman Palace Car Company. Chicago Neighborhood Initiatives, a bank-affiliated non-profit community development organization, purchased these two row houses and renovated them as affordable housing. The project included masonry repairs, new arched-brick lintels, new wood multi-pane windows, and new wood doors. The historic masonry detailing and architectural features of these row houses are once-again evident. The Pullman District was designated as a Chicago Landmark on June 9, 1993.



**BEFORE**



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 11217 South Saint Lawrence Pullman District Exterior Restoration

*Recipient: Michael and Bernadette Duck*

Designed by architect Solon S. Beman from 1880 to 1894, the town of Pullman was the first planned company town in the United States. Built by George Pullman for his Pullman Palace Car Company, houses in Pullman are distinctive for their picturesque rooflines, fine brick work, wood front porches, and characteristic multi-pane wood windows. This property has all those typical Pullman features, as well as a prominent corner bay, a mansard roof with dormer windows, and limestone sills. The owners removed the non-historic, open concrete stoop and reconstructed a new wood front porch based on a historic photograph. Other exterior work included new wood multi-pane dormer windows to match the original configuration, and all of the wood features were painted to match the "Pullman" color scheme. The Pullman District was designated as a Chicago Landmark on June 9, 1993.



**HISTORIC C. 1880**

*Courtesy of the Historic Pullman  
Foundation*



**BEFORE**



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 99th Street Metra Station Beverly-Morgan Park Railroad Stations District Exterior and Interior Rehabilitation

*Recipient: Metra*

This is a rare surviving example of a nineteenth-century commuter railroad station in Chicago, one of six in this landmark district stretching from 91st to 115th streets. Stations such as these helped promote the development of many of the city's outlying areas, including the Beverly-Morgan Park and Washington Heights communities. Built by the Chicago, Rock Island & Pacific Railroad, this structure's Queen Anne-style details include broad eaves and a bellcast dormer roof. Metra recently completed an extensive rehabilitation project for this station. The exterior work included all new roofing, new wood siding, new windows, and new doors. Other work included new landscaping and the construction of a new passenger shelter on the train platform consistent with the style of the historic station. The Beverly-Morgan Park Railroad Stations District was designated as a Chicago Landmark on April 15, 1995.



**BEFORE**

**AFTER**



*Courtesy of Metra*



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# CHICAGO LANDMARKS

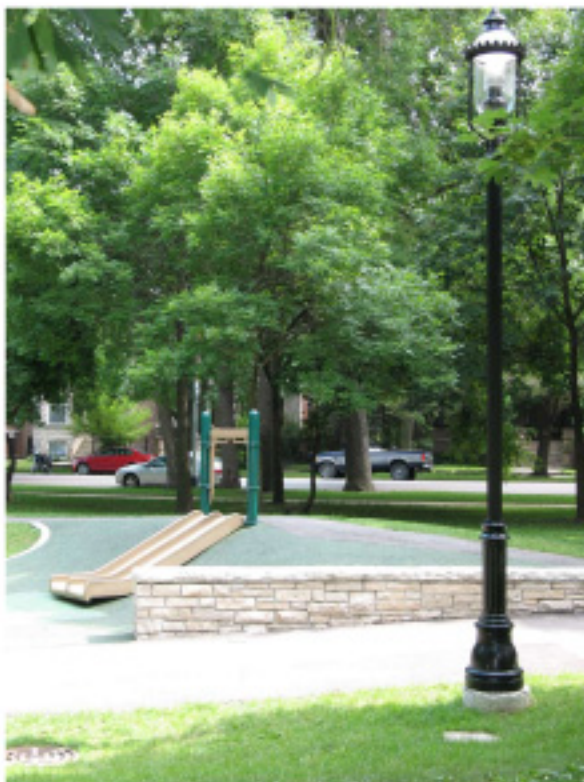


## 2010 PRESERVATION EXCELLENCE AWARDS

### Palmer Square Playground Logan Square Boulevards District New Children's Playground

*Recipients: Chicago Park District*

The Logan Square Boulevards District is marked by the landscaped boulevards of the city's park and boulevard system and the high-quality, finely-detailed buildings that line it. One of the focal points of the district is Palmer Square, a wide park median that stretches from Kedzie to Humboldt boulevards. The City of Chicago received a grant from the State of Illinois for improvements to the square, and the Chicago Park District worked with the community to develop a new children's playground and other improvements that respect the historic landscape. Work included enhanced landscaping, an improved recreation trail with a finely crushed stone surface, new benches, additional light fixtures, and new drinking fountains. The central children's play area, the design of which is themed after the classic tale of "The Velveteen Rabbit," was developed as three small, separate nodes to better blend into the landscape and retain as many trees as possible. The Logan Square Boulevards District was designated as a Chicago Landmark on November 1, 2005.



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 1472 North Milwaukee Milwaukee Avenue District Storefront Rehabilitation

*Recipient: C. Langman Development*

The Milwaukee Avenue District played an important role in the development and expansion of the northwest side of Chicago, serving as a nexus for neighborhood commercial activity and transportation. The rich architectural character of the district was established early on by commercial property owners who used high-quality materials and ornamental detailing to mark their businesses. Last year, the current business owner undertook the reconstruction of this storefront, and in the process found and uncovered the historic cast-iron pilasters and detailing. The exterior work included repairing and repainting the cast-iron ornamentation and installing a new, more historically-compatible storefront system. The Milwaukee Avenue District was designated as a Chicago Landmark on April 9, 2008.



**BEFORE**



**IN PROGRESS**



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 4552 North Dover Dover Street District Exterior and Interior Rehabilitation

*Recipient: Magic Touch Real Estate Inc.*

The residential buildings of the Dover Street District reflect the history and development of the larger Sheridan Park neighborhood and the importance of middle-class housing in the late 19th- and early 20th-century development of Chicago. The buildings are of high-quality architectural designs, built out of traditional materials and incorporating fine craftsmanship. This building had been vacant for many years and was in danger of being demolished. When the property was purchased, the current owner stabilized the structure, removed the non-historic, front one-story addition, and undertook an extensive rehabilitation. The work included a new front porch, new windows, and new doors. A "formstone" veneer, an artificial stone which had been installed over the wood clapboards, was removed, and new wood siding and shingles were reinstalled based on evidence uncovered during the project. Returned to its historic appearance, this house once again demonstrates the craftsmanship typical of the district. The Dover Street District was designated as a Chicago Landmark on December 12, 2007.



**BEFORE**



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### Britton Budd Apartments – 501 West Surf Surf-Pine Grove District Exterior and Interior Rehabilitation

*Recipient: Chicago Housing Authority/Surf Senior Housing Limited Partnership*

Located on a prominent corner in the Surf-Pine Grove District in the North Side's Lake View neighborhood, this 11-story building was designed by architect Horatio R. Wilson. Built in 1917 as an apartment hotel, the building has a grandly-scaled, Renaissance Revival-style design with a U-shaped plan. The building was purchased in the 1950s by the Chicago Housing Authority (CHA) and renamed the Britton Budd Apartments, after one of the developers of Chicago's original elevated transit system. The restoration of this building, completed last year, is part of a larger effort by CHA and the City of Chicago to renovate 58 senior public housing buildings. To finance the \$39 million project, CHA worked together with the City's Department of Community Development in using a combination of private investment equity, historic rehabilitation tax credits, tax exempt bond proceeds, and loans. The exterior work included repair of the ornate brick and terra-cotta masonry and tile roof, window replacement, and replacement of the missing terra cotta of the domed entrance pavilion located in the courtyard. Interior work included restoring the historic lobby, dining room, penthouse-level ballroom, hallways and other common areas. The rehabilitated Britton Budd Apartments once again provides elegant, quality and affordable housing for Chicago's deserving senior community. The Surf-Pine Grove District was designated as a Chicago Landmark on July 19, 2007.



**BEFORE**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 1332 East Madison Park Kenwood District Exterior Rehabilitation

*Recipient: Edith Harte and Karl Matlin*

Once referred to as the "Lake Forest of the South Side," Kenwood developed as a pleasant residential suburb between the late 1850s and 1880s. The area retained its suburban character even after annexation to Chicago in 1889 and includes one of the city's finest collections of residential architectural styles, ranging from Italianate and Colonial Revival to Queen Anne and Prairie School. This home, designed as a "sister" to the attached row house, had a large non-historic front porch that had been added in the past. The owner removed it and restored the original recessed entrance, as well as built a new stone stair to match the adjacent property, all with dramatic visual affect. Other exterior work included masonry repair, tuckpointing, new slate roofing, dormer window repair, window restoration, and a new rear one-story addition. The Kenwood District was designated as a Chicago Landmark on June 29, 1979.



**BEFORE**



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### Partners for Sacred Places Public Outreach

*Recipient: Partners for Sacred Places, Chicago Regional Office*

This organization is the only national, non-denominational, non-profit group dedicated to helping communities and congregations sustain and actively use older and historic religious properties. Partners for Sacred Places was founded in 1989 by a national task force of religious, historic preservation, and philanthropic leaders. The group now also has three regional offices, including one in Chicago that opened last year. Partners for Sacred Places offers training to congregations through its New Dollars/ New Partners for Your Sacred Place program; helps with workshops and conferences throughout the country; provides technical assistance; and publishes the *Sacred Places* magazine, along with other publications. Through public outreach and education, it helps give congregations and neighborhoods with older sacred buildings the skills and resources to be good stewards of their historic structures while also advancing their religious and community service missions. Over the years, Partners for Sacred Places has served over 100,000 religious properties in small towns and large cities across the country. Through its Chicago office, the organization has already provided assistance to many local congregations—including the landmarked Church of the Epiphany, KAM Isaiah Israel, Quinn Chapel, Third Unitarian Church, and Holy Trinity Orthodox Cathedral and Rectory—with fundraising efforts and maintenance advice for their historically significant structures.



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### Clarence Buckingham Memorial Fountain and Gardens New Paving and Landscaping

*Recipient: Chicago Park District*

The Clarence Buckingham Fountain was built in 1927 as a gift to the city by Kate Buckingham, in honor of her brother, and is the centerpiece of Grant Park. Its massive 280-foot diameter and 150-foot-high geyser makes it one of the world's largest fountains, and it stands as an iconic landmark of the city. Designed by architect Edward H. Bennett, pursuant to the 1909 *Plan of Chicago*, the fountain innovatively incorporates ornate bronze sculptures with a dynamic light and water display, set within an elegantly landscaped Beaux-Arts-style garden. Last year, the Chicago Park District spent \$11.5 million to complete the first part of an overall rehabilitation of the fountain. The current work included replacing over 235,000 square feet of the fountain table with new permeable paving, which now allows the area to be fully accessible. The new paving is the world's largest decorative permeable paver installation. The paving joints are filled with matching pink aggregate to give a similar appearance to the original gravel surface. Also included in the work was the restoration of the delicate copper fence encircling the fountain; new light fixtures; new landscaping; and new benches. The Clarence Buckingham Memorial Fountain and Garden was designated as a Chicago Landmark on August 30, 2000.



HISTORIC C. 1929



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AFTER



# CHICAGO LANDMARKS

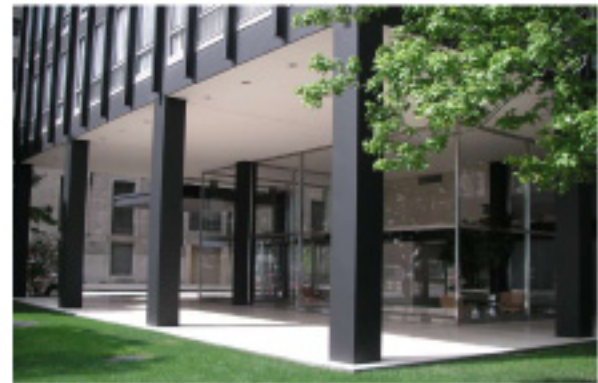


## 2010 PRESERVATION EXCELLENCE AWARDS

### 860-880 North Lake Shore Drive Ground-Floor Restoration and Plaza Reconstruction

*Recipient: 860 Lake Shore Drive Managing Trust*

These twin towers, completed in 1951, were designed by world-renowned, International Style-architect Ludwig Mies van der Rohe and are among the best examples of the city's post-World War II-era architecture. As with many of Mies' black metal-and-glass highrises, these towers also stand on a large travertine plaza and have a glazed inset lobby. Over the years, the lobby's steel mullions had begun to rust, the stone of the plaza deteriorated, and the plaza itself began to experience drainage problems leading to leaks into the garage below. The owners decided to completely rebuild the plaza using new travertine pavers and incorporating a better drainage system, including modifying the underlying concrete slab and pavers to accommodate a sloped surface as well as new drains hidden under the paving system. The project also included repair of the lobby storefront system, replacement glazing, new lighting, and repainting the metalwork on the two towers. The project utilized the 20% Federal Historic Rehabilitation Tax Credit program. 860-880 Lake Shore Drive was designated as a Chicago Landmark on April 29, 1998.



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### Reid Murdoch and Co. Building 320 North Clark Exterior and Interior Rehabilitation

*Recipient: Friedman Properties Ltd.*

The Reid Murdoch and Co. Building was built in 1914 as a warehouse and office building for a wholesale grocery store company. The building combines stylistic elements of both the Chicago and Prairie schools of architecture and is one of the city's finest industrial buildings. With its iconic central clock tower and formal elevation along the river, it was one of the first buildings to implement the 1909 *Plan of Chicago* along the Chicago River. The exterior work included reconstructing portions of the first-floor exterior along LaSalle Street and the riverfront with new cast-stone panels, custom brick, and new storefronts based on historic photographs. Other work included restoring the wood windows; cleaning and tuckpointing the masonry; and rebuilding the masonry parapets. The clock tower was restored to its original appearance by recreating the missing balconies as well as returning the clock to working order with a new internally-lit clock face. The dock level was reconstructed with a new seawall, and the elevated walkway was restored and historic light fixtures installed. Interior work included extensive new building systems and tenant improvements. The \$43.7 million rehabilitation project utilized the Cook County Class L Property Tax Incentive and the 20% Federal Historic Rehabilitation Tax Credit programs for historic preservation. The Reid Murdoch and Co. Building was designated as a Chicago Landmark on November 15, 1976.



**HISTORIC C. 1913**

*Courtesy of Chicago  
Architectural Photographing Co.*



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 999 North Lake Shore Drive East Lake Shore Drive District Stewardship

*Recipients: 999 Lake Shore Drive Corporation*

Built between 1912 and 1929, this district is comprised of a group of eight buildings forming a street-wall along East Lake Shore Drive that epitomizes Chicago's luxury apartment boom in the early 20th century. This location offered a unique combination of immediate access to the central business area as well as the scenic surroundings of lake, beach, and park. 999 North Lake Shore Drive is the oldest building in the district and was designed by prominent architects Marshall and Fox. Capped by a visually distinctive mansard roof in the French Empire style, the building marks a prominent corner at the bend in Lake Shore Drive. The building owners, through an ongoing maintenance program, have restored the dormer windows, replaced the roofing with new slate tiles, and undertaken regular masonry repair work and window replacement in their effort to ensure the continued preservation of the building. The East Lake Shore Drive District was designated as a Chicago Landmark on April 18, 1985.



**BEFORE C. 1986**

*Courtesy of Bob Thoff*



**BEFORE C. 1940**

*Courtesy of Hedrich Blessing*



**AFTER**



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### 24 South Michigan Gage Group Exterior Rehabilitation

*Recipient: Gage Fee LLC*

The Gage Group is comprised of three commercial buildings on Michigan Avenue designed by the firm of Holabird & Roche, with a later storefront remodeling by famed architect Louis Sullivan. The original ground floor of the building at 24 South Michigan had been removed and replaced with a granite base and storefronts. The owners of the building reconstructed the storefront with a new metal-clad surround, designed with profiles to match the original drawings and incorporating decorative rosettes and crenellation. The new storefronts were also designed to match the original configuration, while still accommodating modern retail tenant requirements for accessibility and ventilation. Other exterior work included masonry repair, tuckpointing, and cleaning. The Gage Group was designated as a Chicago Landmark on September 11, 1996.



**BEFORE**



**HISTORIC C. 1900**

*Courtesy of Municipal Reference Library*



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**PROCESS**



**AFTER**



# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### Carson Pirie Scott & Company Building 1 South State Cast-Iron Restoration and New Storefronts

*Recipient: Joseph Freed & Associates, LLC*

Designed by famed Chicago architect Louis Sullivan, the Carson Pirie Scott & Company Building is one of the most important structures in American architectural history and expertly merges beauty and function into one design. The building's missing cornice, 12th-floor loggia, and terra-cotta masonry were previously restored. More recently, a condition assessment of the ornate, two-story, cast-iron base found it to be in very poor condition, with significant corrosion and distortion; furthermore, water infiltration was accelerating the deterioration. With a Tax Increment Financing grant from the City, the cast-iron ornament was completely removed, piece-by-piece, and extensively repaired, repainted, and reinstalled with new stainless steel attachments. Other exterior work included reconstruction of the historic canopy at the Madison entry; new and refurbished doors; new retractable awnings, with awning supports based on the missing originals; and new glazing for the existing retail storefronts. It was not possible to obtain new glass in the size of the original plate-glass windows. Instead, a new glazing system was designed, incorporating glass fins for structural reasons and to have as little impact on the historic visual appearance as possible. Interior work included uncovering an original open stair with ornamental railings on the Madison side. This architectural icon and one of the foremost examples of Louis Sullivan's work is now completely restored. The Carson Pirie Scott & Company Building was designated as a Chicago Landmark on November 5, 1970.



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# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### Michigan Avenue Bridge and Wacker Drive Esplanade Bridge Restoration and Landscape Improvements

*Recipient: Chicago Department of Transportation*

Conceived as part of Daniel Burnham's *1909 Plan of Chicago*, this ornamental Beaux-Arts bridge and adjacent esplanade were meant to improve transportation and to enhance Chicago's riverfront. The bridge was designed by Edward N. Bennett and completed in 1920, with the monumental stone sculptures designed by Pihlfeldt & Young added later in 1928. The bridge forms an impressive gateway to North Michigan Avenue and led to its development as one of the nation's premier commercial, retail, and residential streets. In the 1970s, however, the bridge's historic decorative railings were removed. Funded through the Tax Increment Financing program, the bridge has been repaired and repainted; a new railing based on the historic design was installed; new accent lighting and landscaping was added at the river-walk level; and a new canopy was constructed under the bridge for the pedestrian walkway. The Michigan Avenue Bridge and Esplanade were designated as a Chicago Landmark on October 2, 1991.



**BEFORE**



**AFTER**



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